



# Yachats Housing-Related Code Update

---

Community Open House

September 30th, 2025



# AGENDA

1	Introductions and Project Background	10 minutes
2	Code Concepts	20 minutes
3	Questions and Discussion	50 minutes
4	Next Steps and Project Timeline	10 minutes

---

# Project Background

# PAST HOUSING WORK INFORMING CODE UPDATE



- Identified key housing needs, including a deficit of land for townhomes, plexes, and multifamily housing
- Emphasized need for more housing types and affordability

- Identified strategies to meet housing needs
- Recommended specific code changes to meet housing needs

- Will amend code to align with state law and local housing goals
- Will implement some housing strategies informed by past work

# PROJECT BACKGROUND

*The Yachats Code Update is a city-led effort to modernize the zoning and land use code to support more housing options, improve housing affordability, and reflect community values. The project includes needed code updates to meet legal requirements, along with broader policy changes to support local housing goals. Advisory Committee and community feedback will help shape the final code amendments.*

## This Code Update Has Three Key Parts:

### State Compliance



*To meet legal requirements  
and align with Oregon  
statutes*

### Code Concepts



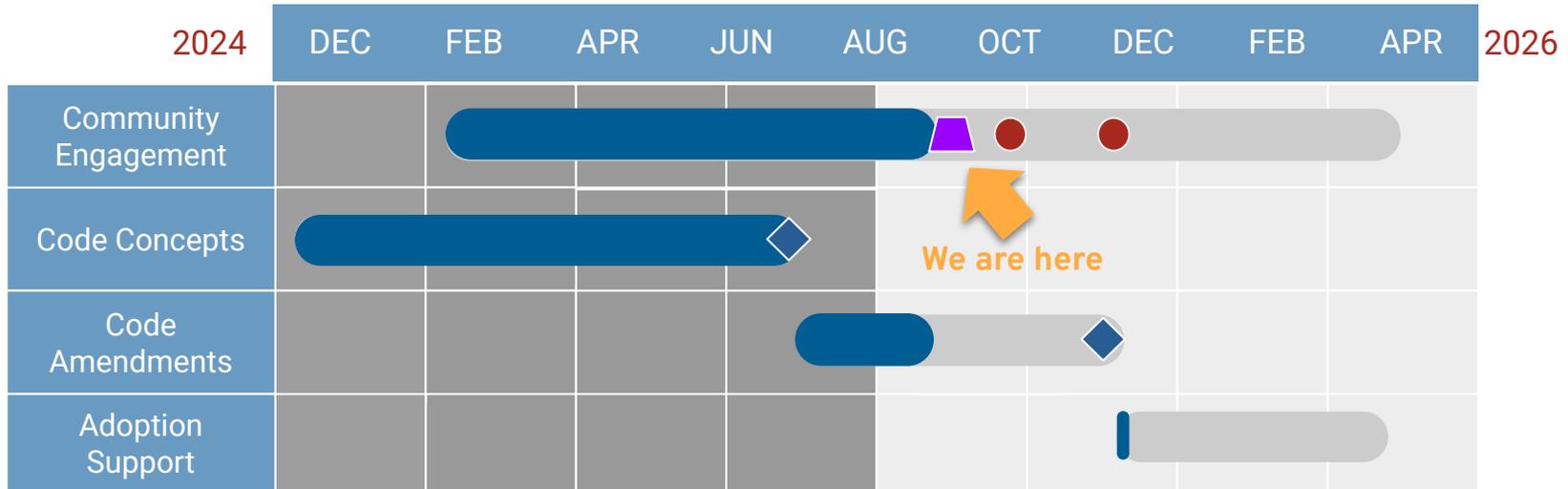
*To explore policy ideas that  
support housing and livability  
goals in Yachats*

### Code Amendments



*To update the City's code to  
comply with state law and  
implement preferred code  
concepts*

# PROJECT TIMELINE



## ENGAGEMENT

◆ Planning Commission & City Council Meetings

● Advisory Committee Meeting

▮ Community Feedback Session

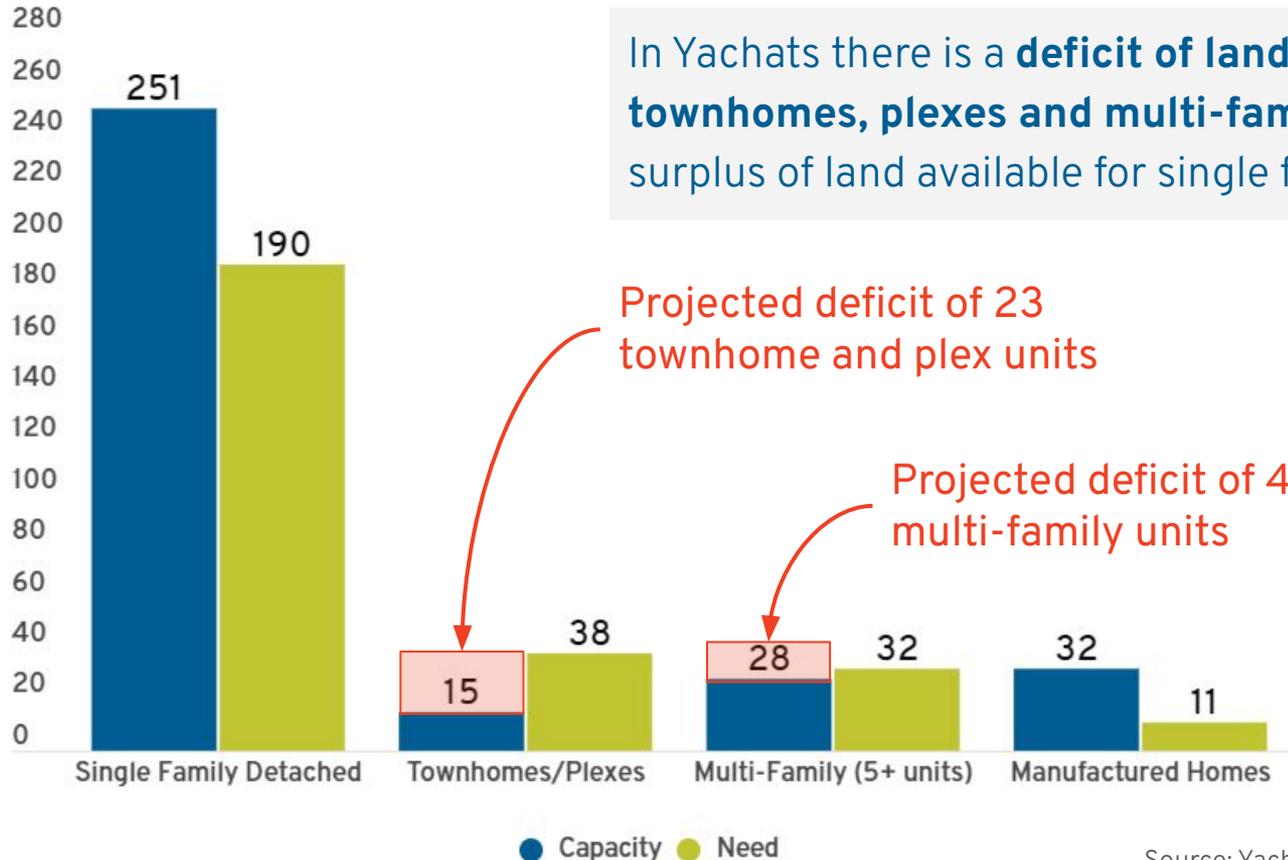
# COMMUNITY FEEDBACK

*As part of the Housing Implementation Plan engagement process in 2022-2023, community members shared their support for:*

- Allowing a wider range of housing types all residential areas in Yachats
- Encouraging higher density housing in higher intensity residential and commercial zones
- Reducing minimum lot size per unit to remove barriers to building smaller and more affordable homes
- Maintaining limits on short-term rentals



# LAND SUPPLY AND HOUSING NEED



In Yachats there is a **deficit of land available for townhomes, plexes and multi-family housing**, and a surplus of land available for single family homes.

# HOUSING COSTS

*Middle housing types like duplexes and cottages are more attainable than detached homes and provide housing at a cost that is more affordable for local incomes.*

	Teacher	Police Officer	Judge	Average Household
				
Annual Income	\$51,000	\$77,000	\$174,000	\$66,000
Detached Home Cost Burden	74%	47%	22%	56%
Duplex Cost Burden	56%	37%	16%	43%
Cottage Cluster Cost Burden	50%	33%	15%	39%

---

# Code Concepts

# BARRIERS TO HOUSING

*The following code barriers were identified as part of a code audit done by Cascadia Partners. They are informed by the Housing Needs Analysis and Housing Implementation Plan.*

1. Use regulations that are too restrictive in residential zones
2. Residential density that is too low
3. Minimum lot area that is too high
4. Restrictive lot coverage and setback standards
5. Use regulations that are too restrictive in commercial zones
6. Lack of incentives for income-qualified affordable housing



# WHAT ARE “CODE CONCEPTS”?

*What are some ways to meet housing production goals through code changes?*

Code concepts are early ideas for updating the zoning and land use code to improve housing production, affordability, and choice. Code concepts will help identify options to:

- Remove regulations that create unnecessary cost or delay
- Support a variety of housing types that may be more attainable for year-round residents
- Improve design of new housing
- Simplify and clarify outdated or confusing rules

**Code Concepts**



# INITIAL CODE CONCEPTS

**A**

**Allow Accessory Dwelling Units**



**B**

**Allow middle housing in residential neighborhoods**



**C**

**Allow mixed-use in commercial areas**

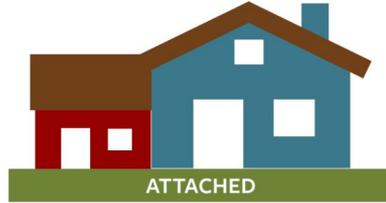


A

## Allow Accessory Dwelling Units

### What is an ADU?

An ADU is a secondary housing unit on a single-family residential lot.



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

ADUs are also known as:

- Granny flats
- In-law suites
- Accessory apartments
- Guest houses
- Casitas

A

## Allow Accessory Dwelling Units



### What is the key idea?

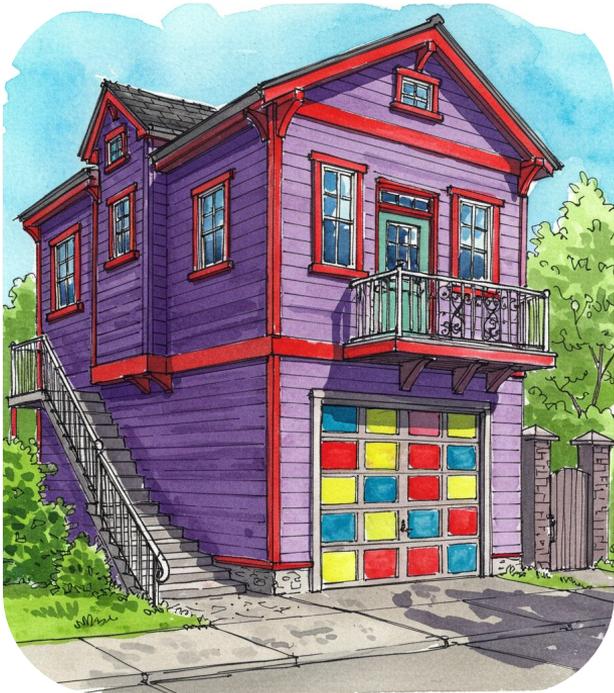
- Yachats does not currently allow ADUs
- The city could **allow property owners to build at least one ADU** on their property in a range of configurations

### How will it help meet housing needs?

- Allows homeowners to add a unit to their property without demolishing the existing house
- Incrementally increases the local housing supply with minimal impact to a neighborhood's character
- Offers flexible living arrangements, such as generating rental income, housing family members, or separate space for an aging parent

**A**

## **Allow Accessory Dwelling Units**



### **What should you consider?**

#### **Pros:**

- Provides a more affordable housing option for people of all ages
- Offers flexible living arrangements for multigenerational households and those wishing to age in place
- Homeowners can gain financial security by renting out the unit for extra income
- Adds smaller homes in established neighborhoods with minimal visual impact

#### **Cons:**

- May not be appropriate for areas with limited infrastructure

**B**

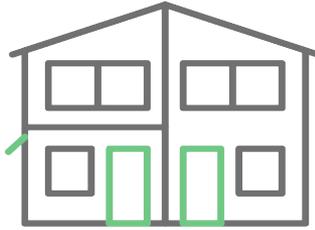
**Allow middle housing in residential neighborhoods**

**What is middle housing?**

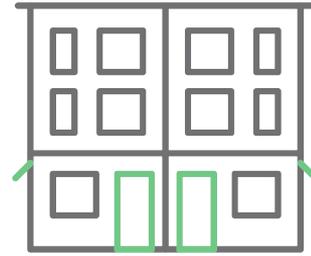
Housing types that are similar in scale and character to single-unit homes, but the building(s) include multiple dwellings. The units are often smaller and more affordable.



Duplex



Triplex



Quadplex



Townhouses



Cottage Cluster

**B**

## **Allow middle housing in residential neighborhoods**



### **What is the key idea?**

- Currently, Yachats only permits duplexes and townhouses in some zones, and triplexes and quadplexes are only allowed in higher-intensity zones. Cottage clusters are not permitted anywhere.
- The city could **allow for a wider range of housing types**, such as duplexes, triplexes, quadplexes, and cottage clusters, in more residential areas
- The city could **encourage their development** by reducing required lot sizes

### **How will it help meet housing needs?**

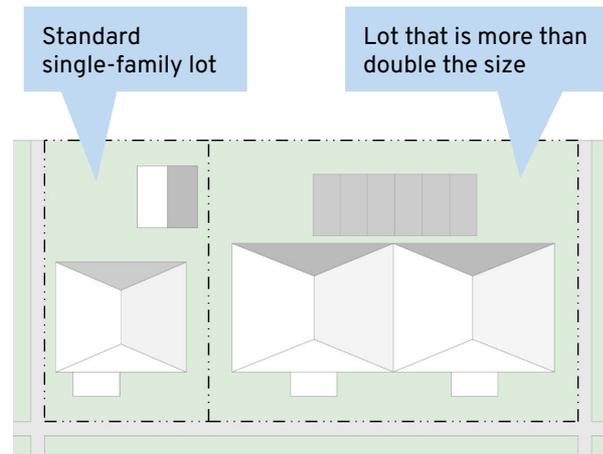
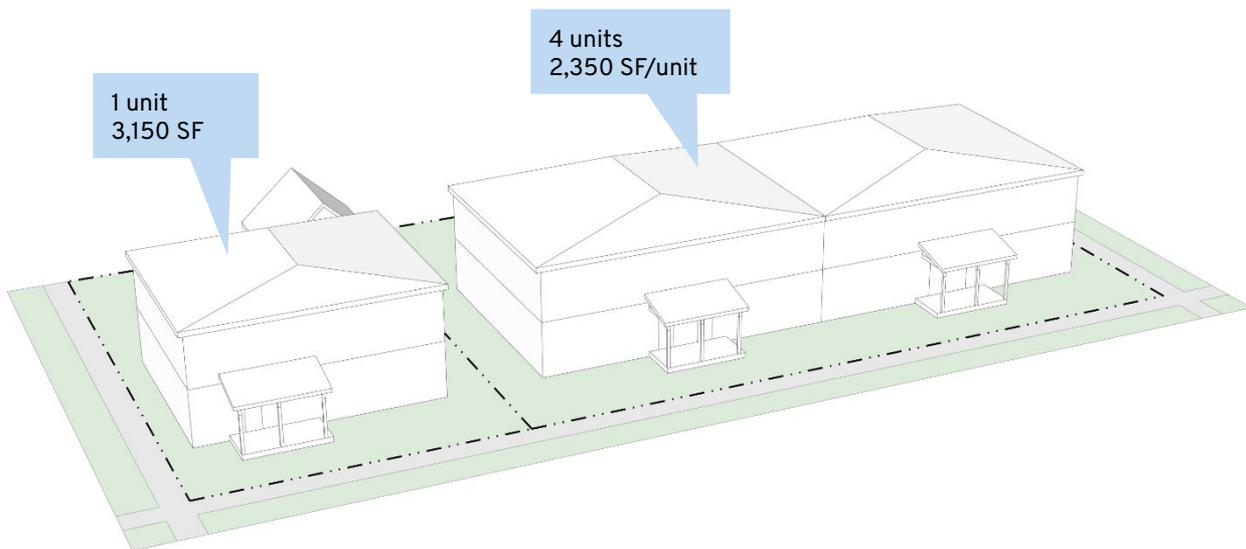
- Middle housing types offer smaller, more affordable options that fit in well in existing neighborhoods
- These homes are less expensive, which results in more attainable rents and home prices for residents

**B**

## Allow middle housing in residential neighborhoods

### What does the **current code** require?

Building more than one home requires a much larger lot than what is needed for a single home, and this is only permitted in two residential zones. This encourages developers to build larger, more expensive homes that may not fit in with a neighborhood's character.

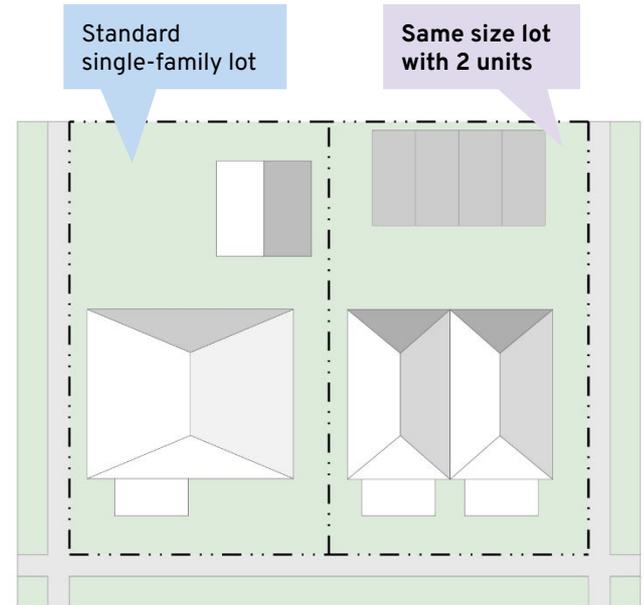
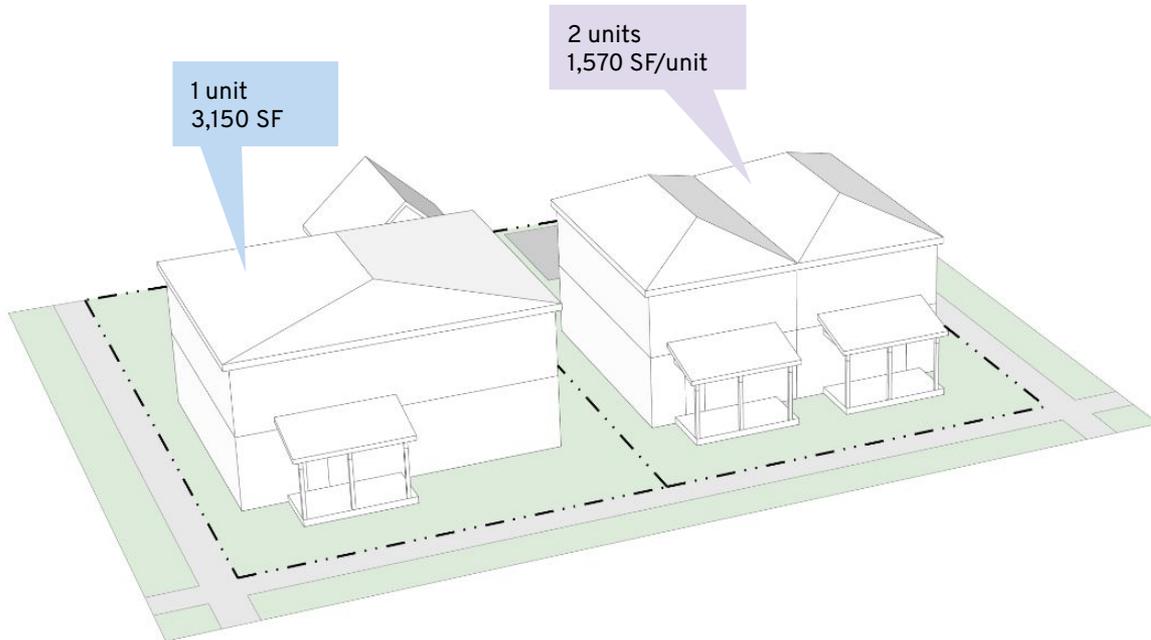


**B**

## Allow middle housing in residential neighborhoods

### Option A-1: Lower intensity middle housing

Smaller units could fit on lots and in buildings that are compatible with residential neighborhoods. In this example, a single detached home on a standard lot is shown alongside a duplex on the same size lot.

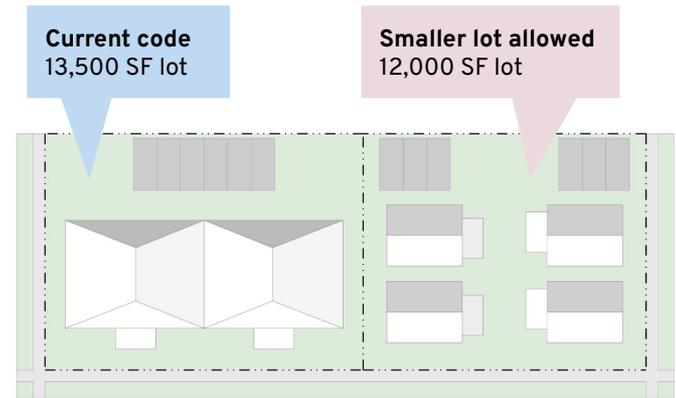
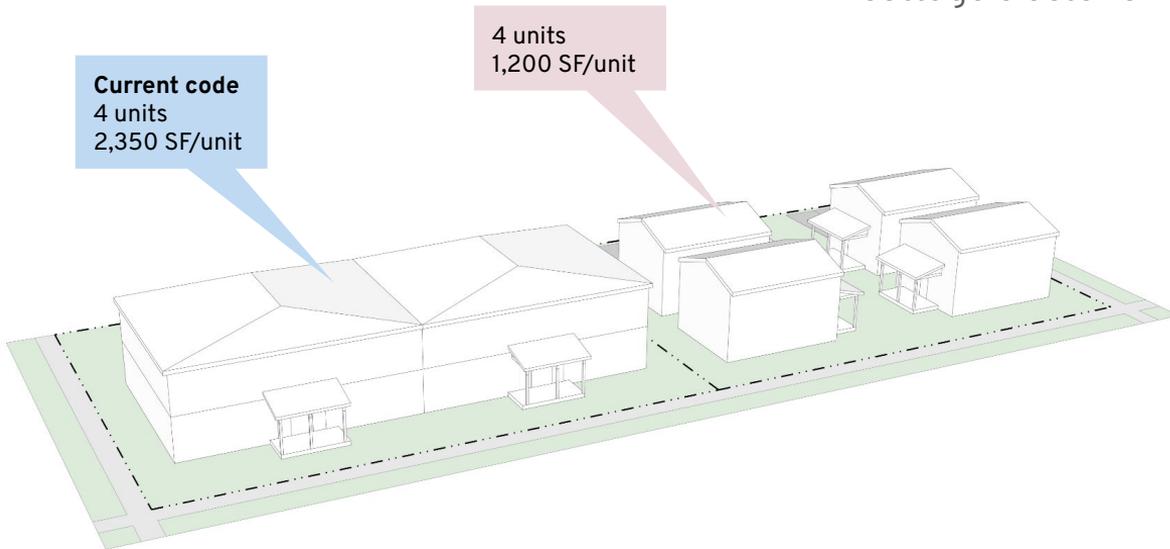


**B**

## Allow middle housing in residential neighborhoods

### Option A-2: Medium intensity middle housing

Smaller units could fit on lots and in buildings that are compatible, at slightly higher densities than what is allowed today. In this example, a quadplex built under current requirements is shown alongside a four unit cottage cluster on a smaller lot.

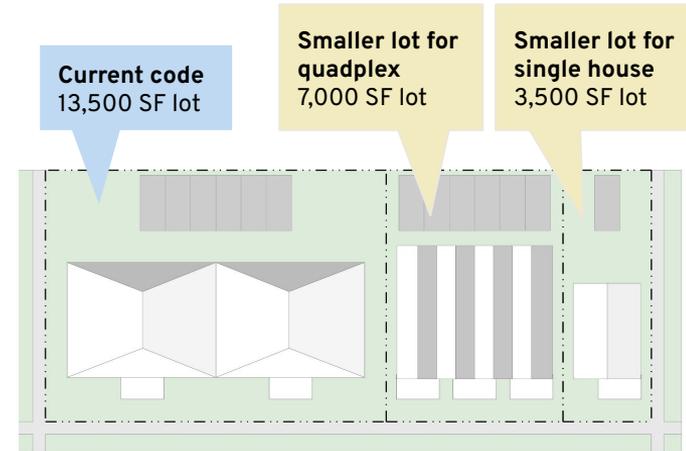
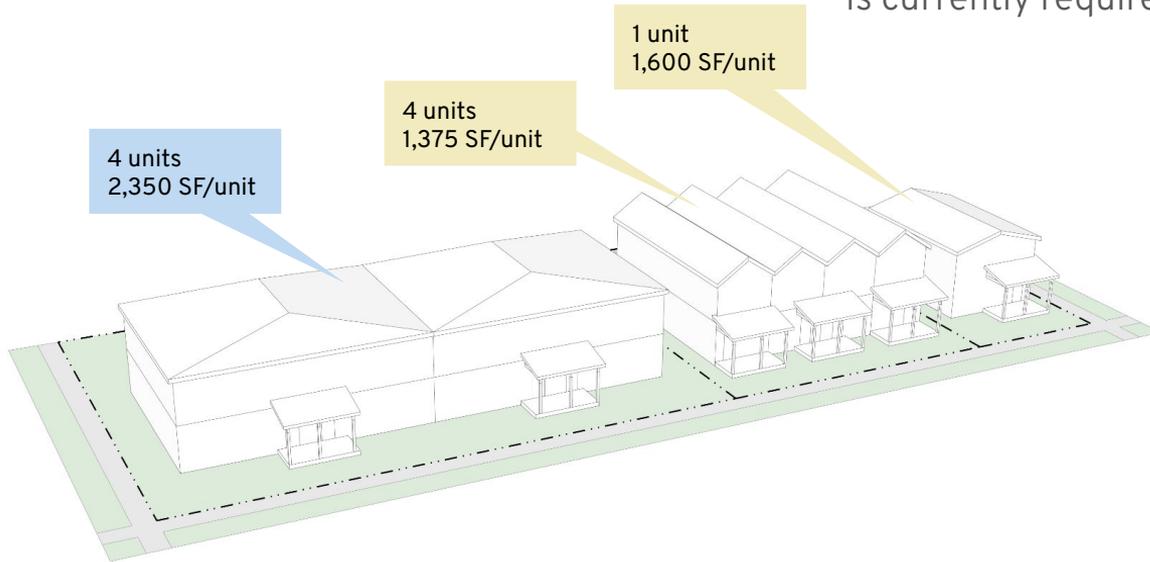


**B**

## Allow middle housing in residential neighborhoods

### Option A-3: Higher intensity middle housing

Smaller units could fit on lots and in buildings that are compatible, at higher densities than what is allowed today. In this example, a quadplex built under current requirements is shown alongside townhomes and a single detached home on lots that are about half the size of what is currently required.

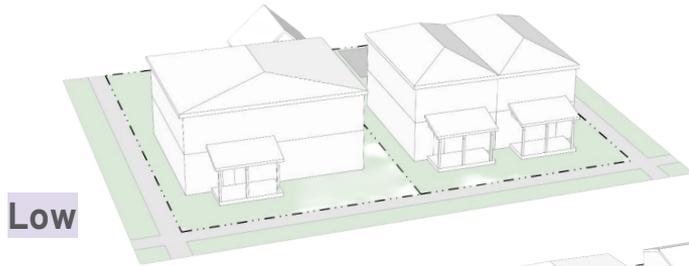


**B**

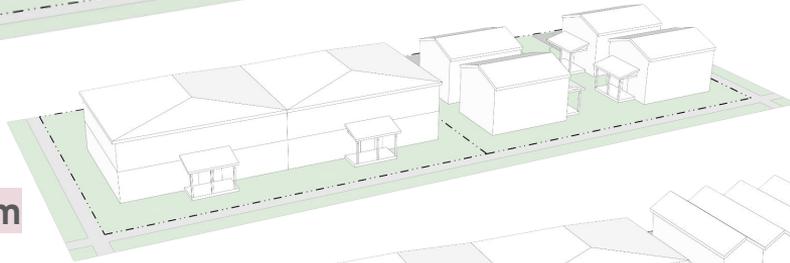
## Allow middle housing in residential neighborhoods

### How might middle housing look in Yachats?

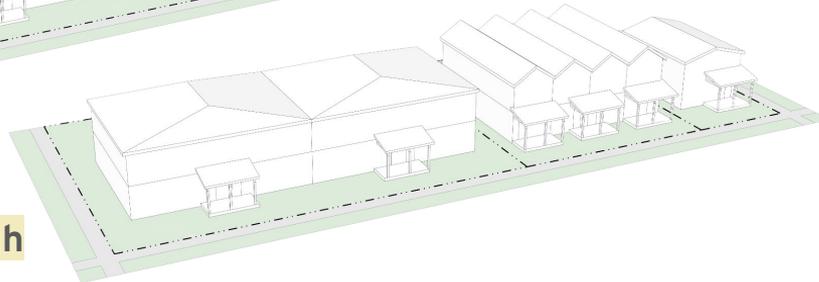
Variations in lot sizes encourage varied densities and scales that may be appropriate for different areas of the City.



**Low**



**Medium**



**High**

**Low:** an additional unit on *standard* lots

**Medium:** middle housing on *smaller* lots

**High:** middle housing on *even smaller* lots

**B**

## Allow middle housing in residential neighborhoods

Where might each middle housing intensity be appropriate?

Low or Medium Intensity Middle Housing

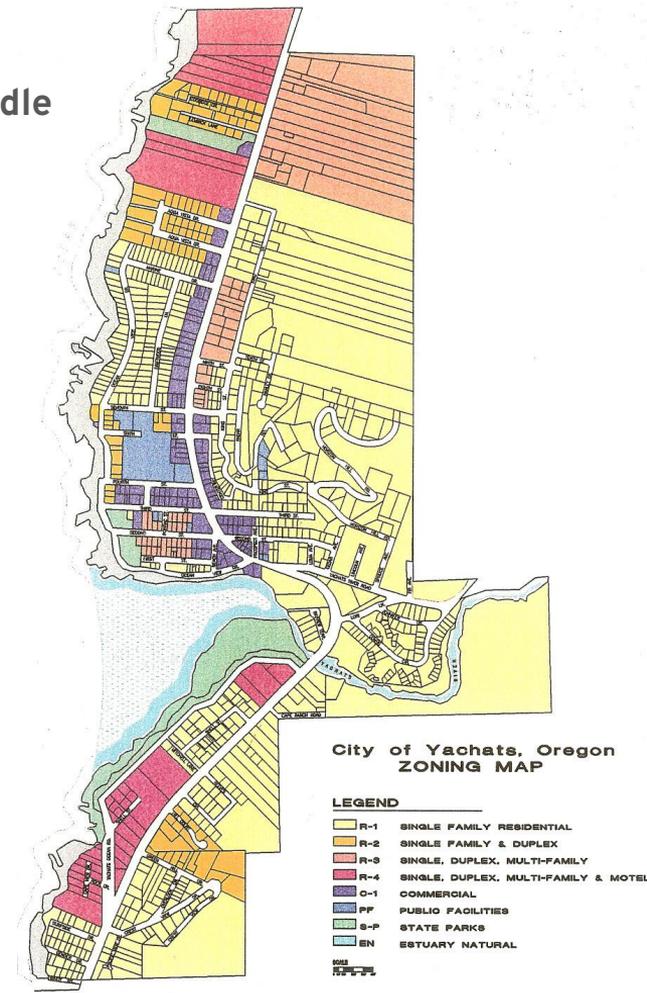
 R-1

 R-2

Medium or High Intensity Middle Housing

 R-3

 R-4



**B**

## **Allow middle housing in residential neighborhoods**



### **What should you consider?**

#### **Pros:**

- Creates opportunities for a mix of housing types such as plexes, townhomes, and multi-unit housing in more areas of Yachats
- Supports housing choice by encouraging a diversity of housing options
- Encourages efficient use of land and reduces costs for needed housing
- Can be scaled to be compatible with different neighborhoods

#### **Cons:**

- May not be appropriate for areas with limited infrastructure
- Can impact neighborhood character if development standards are not calibrated correctly



## Allow mixed-use in commercial areas

### What is mixed-use development?

Mixed-use integrates multiple functions, such as residential and commercial, into a single development.

Housing on upper levels

Retail, restaurant, and other active uses on ground floor

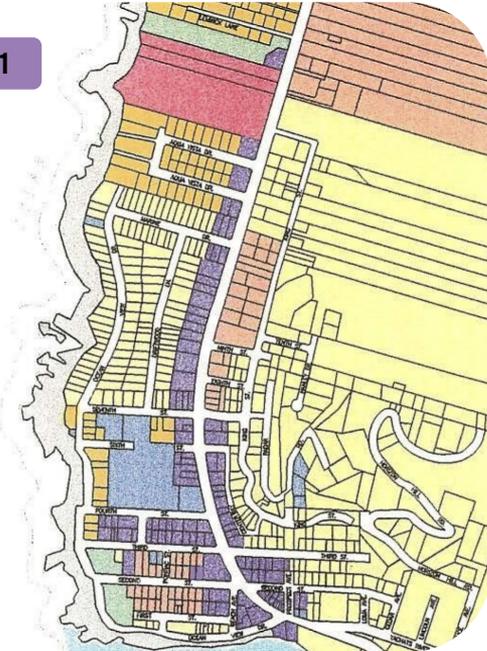
Housing in mixed-use developments may take the form of apartments, condominiums, or townhouses.



C

## Allow mixed-use in commercial areas

C1



### What is the key idea?

- The current code automatically allows stand-alone housing in the C1 zone, but **mixed-use development requires a special approval process**
- The city could **allow mixed-use development outright**, with a clear and objective approval process as required by state law

### How will it help meet housing needs?

- Unlocks land for housing in commercial zones
- Encourages a greater variety of homes in walkable, central areas that can be rented or sold at attainable prices

## C

### Allow mixed-use in commercial areas



### What should you consider?

#### Pros:

- Increases the amount of land available for needed housing
- Encourages walkable neighborhoods
- Supports the efficient use of existing infrastructure
- Supports the economic vitality of local businesses and districts by bringing in more residents and foot traffic

#### Cons:

- Mixed-use developments can be more expensive to develop than single-use building due to more complex building code requirements

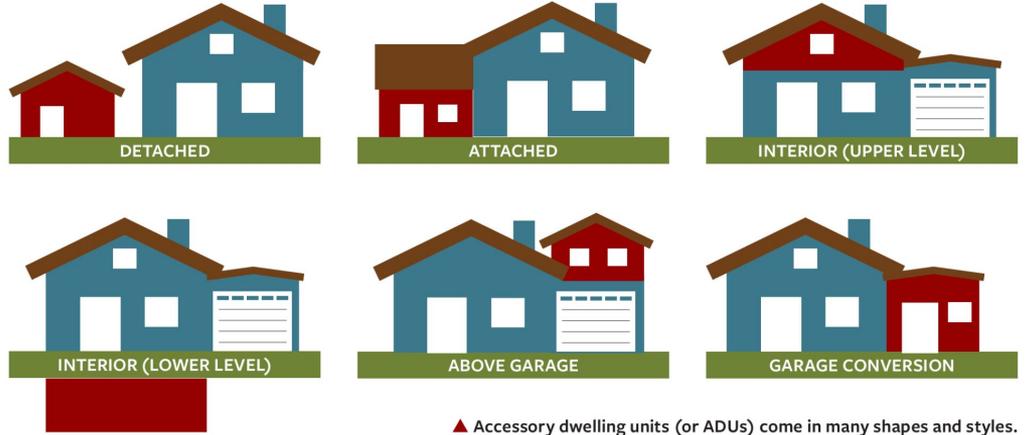
---

# Discussion

A

## Allow Accessory Dwelling Units

- Do you support allowing at least one ADU for each single-family home?

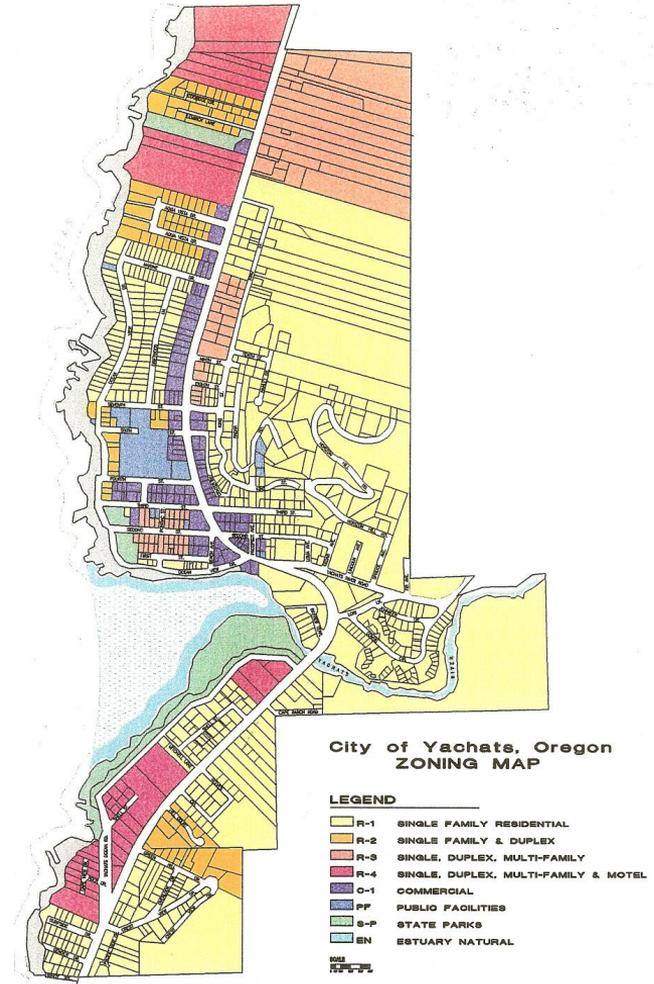
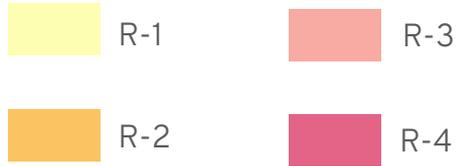


Source: AARP's The ABCs of ADUs

**B**

## Allow middle housing in residential neighborhoods

- Do you support allowing middle housing?
- Where in Yachats do you support allowing middle housing?

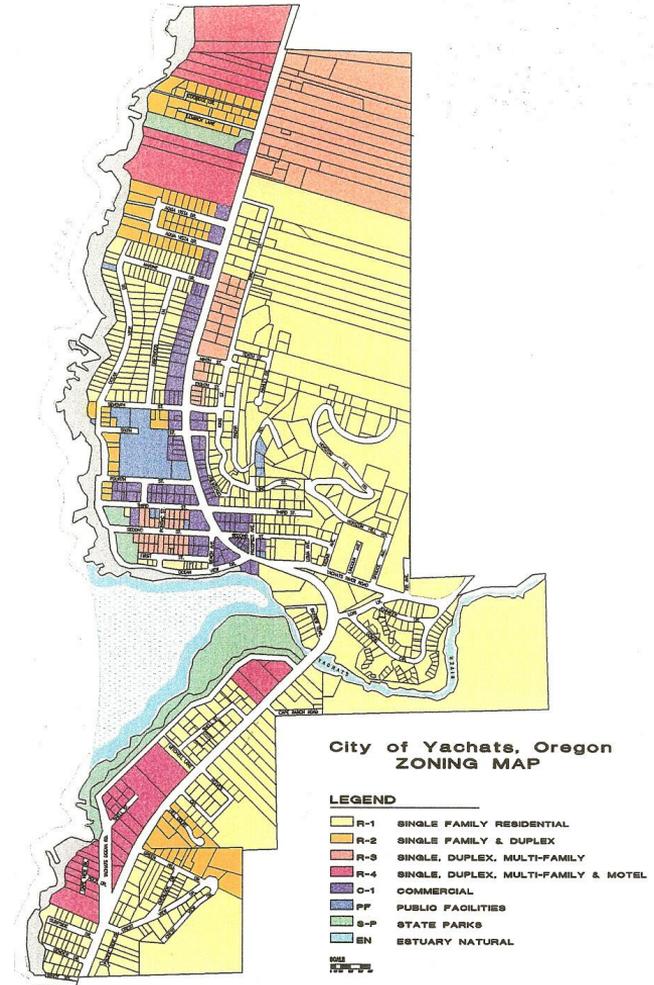


**B**

## Allow middle housing in residential neighborhoods

- Where in Yachats do you support higher intensity middle housing? These might be buildings with more units than are currently allowed on a standard sized lot.

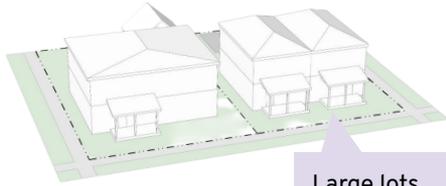
	R-1		R-3
	R-2		R-4



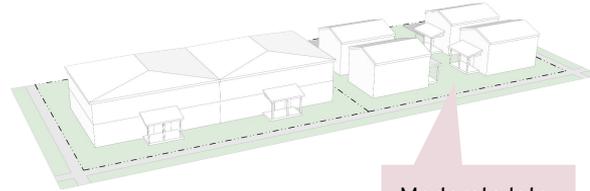
**B**

## Allow middle housing in residential neighborhoods

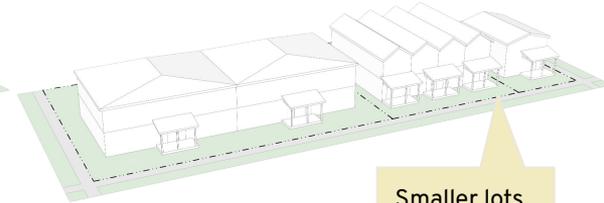
Which scale of middle housing do you support in each residential zone?



Large lots



Moderate lots



Smaller lots

Zone	Low	Medium	High
R-1			
R-2			
R-3			
R-4			

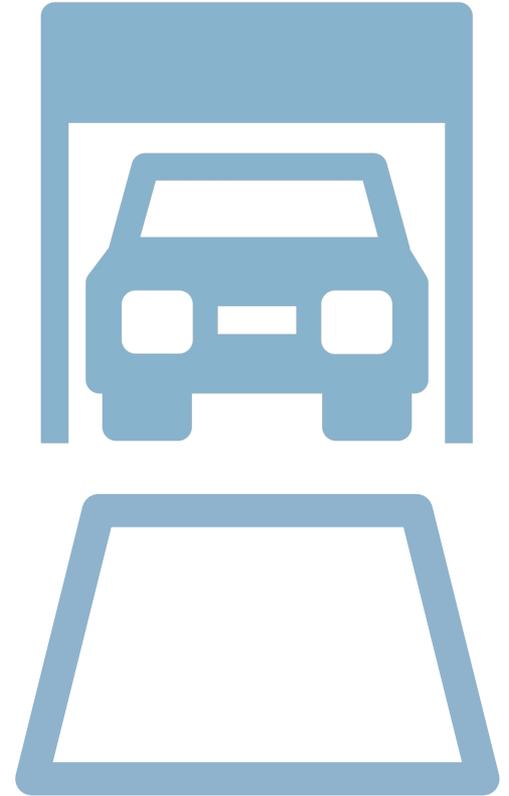
**A**

**Allow Accessory Dwelling  
Units**

**B**

**Allow middle housing in  
residential neighborhoods**

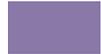
- To reduce development costs and make these housing types more feasible to build, the City could reduce the number of off-street parking spaces that it requires per home. Should the City require fewer off-street parking spaces for ADUs? For middle housing?



C

## Allow mixed-use in commercial areas

- Do you support allowing mixed-use development outright in commercial areas?



C-1 Commercial

- Do you support prohibiting lower intensity types of housing in commercial areas to preserve buildable land for needed housing types?

